

**Correspondence Between
Staff and Applicant
Approval Letter**



Planning and Development Services Division

7447 East Indian School Road
Scottsdale, Arizona 85251

Date:

~~2-13-19~~ 2/14/19

Contact Name:

Kristjan Sigurdsson

Firm Name:

Address:

6125 E. Indian School Rd. #2005

City, State, Zip:

Scottsdale, AZ 85251

RE: Application Accepted for Review.

690 - PA - 2018

Dear Kristjan:

It has been determined that your Development Application for

75 on 2nd

has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name:

BRYAN CLUFF

Title:

SR. PLANNER

Phone Number:

(480) 312 - 2258

Email Address:

bcluff

@ScottsdaleAZ.gov

2-ZN-2019
2/14/19



4/3/19

Kristjan Sigurdsson
Kristjan Sigurdsson
6125 E Indian School Rd #2005
Scottsdale, AZ 85251

RE: 2-ZN-2019
75 on 2nd
144Z3 (Key Code)

Dear Mr. Sigurdsson:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 2/14/19. The following **1st Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

General Plan:

1. The Old Town Scottsdale Character Area Plan (OTSCAP) places importance on the character created by new building design, and how it may address adjacent development while providing architectural interest (Character & Design Chapter, Goals CD1 and CD 9). Furthermore, the Downtown Urban Design and Architectural Guidelines state that new building design should visually reduce the apparent size and bulk of larger buildings in terms of proportion and scale (guidelines B1 and C1). The first submittal narrative states that the building design creates "visual interest and a multitude of separately identifiable components" (page 14). However, when reviewing the elevations as submitted, portions of the building do not appear to have a strong base component to firmly anchor the building to the ground plane – specifically the areas that front onto 75th Street and the areas east of the gym that front onto 2nd Street. With a resubmittal, please consider updating those portions specified on the elevations to further incorporate a strong, pronounced base component which provides an apparent transition between the base and middle element of the building, and engages the pedestrian realm. This may be accomplished through change in building material, color, undulation of wall plan, or upper-level stepbacks.

2. The subject site is within a 2001 General Plan-designated, Growth Area. Please respond to General Plan Growth Area Element Goal 1, bullet 3 as well as OTSCAP Public Character & Design policy CD 11.3.
3. With a resubmittal, please update the narrative to confirm and discuss the subject property being designated as Mixed-Use Neighborhoods and not "Old Town Scottsdale" as noted on page 6 of the narrative.
4. Please revise the Project Narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Scottsdale General Plan Character and Design Element: Goal 1 - Bullets 1, 2, 3 and 4; Goal 2 - Bullets 2, 3, 5 and 6; Goal 4 - Bullets 3, 7, 13, 14, 15, and 16; Goal 5 - Bullets 11 and 12; Goal 6 - Bullets 1-6; Goal 7 - Bullets 2-5.
5. Please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Old Town Scottsdale Character Area Plan, Character and Design Chapter: Goal CD 1 - Policies 1.1, 1.2, 1.3, 1.4, and 1.5; Goal CD 2 - Policies 2.1, and 2.2; Goal CD 3 - Policies 3.1, 3.2, 3.3, 3.4, and 3.5; Goal CD 4 - Policies 4.1, 4.2, 4.3, and 4.4; Goal CD 5 - Policies 5.1, 5.2, 5.3, 5.4, and 5.5; Goal CD 6 - Policies 6.1, 6.2, 6.3, 6.4, 6.5, and 6.6; Goal CD 7 - Policies 7.1, and 7.2; Goal CD 8 - Policies 8.1, 8.2, and 8.3; Goal CD 9 - Policies 9.1, 9.2, 9.3, and 9.4; Goal CD 10 - Policies 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, and 10.9; Goal CD 11 - Policies 11.1, 11.2, 11.3, and 11.4.

Zoning:

6. Please revise the site plan, or provide a separate sheet showing the calculations for the prevailing setback requirement for the area between the building and the street along 2nd street, in accordance with the requirements of Zoning Ordinance Section 5.3006.F.2. Per Table 5.3006.F., the prevailing setback shall be between 25 and 35 feet for buildings longer than 200 feet.
7. Please revise the site plan, or provide a separate sheet showing the calculations for the Building Location requirements of Zoning Ordinance Section 5.3006.F.1., which requires a minimum of 25 % of the length of the building to be set back an additional 10 feet behind the minimum setback of 20 feet.
8. Please revise the building elevations, or provide a separate sheet showing the calculations and dimensions for building encroachment into the required inclined stepback plane in accordance with Zoning Ordinance Section 5.3006.I.3.a., which allows no more than 50% of the length of a building segment to project into the stepback plane by no more than 15 feet.
9. Please revise the building elevations, or provide a separate sheet showing the calculations and dimensions for building encroachment into the required setback along N 75th Street and E 2nd Street in accordance with Zoning Ordinance Section 5.3006.I.3.b., which allows no more than 33 percent of the surface area of a building segment to project into the building setback by no more than 15 feet.
10. Please revise the site plan to identify the setback from back of curb for the proposed pool barrier and the enclosed outdoor area directly east of the pool area, in accordance with Zoning Ordinance Table 5.3006.C., which requires a minimum setback of 20 feet. Section 5.3006.I.2.c. may provide opportunity for an exception to the 20-foot setback requirement, however, limits the height of the fence/wall to 45 inches.

Circulation:

11. In accordance with Section 47-36 of the Scottsdale Revised Code, please revise the site plan to include an additional two (2) foot wide alley dedication along the eastern two parcels for a total half alley width of 10 feet. This dedication will be required prior to building permit issuance.
12. In accordance with Section 47-36 of the Scottsdale Revised Code, please revise the site plan to include an additional ten (10) foot wide right-of-way dedication along 75th Street for a total width of 20 feet. This dedication will be required prior to building permit issuance.

Engineering:

13. Please revise the site plan to note undergrounding of existing and proposed overhead wire facilities along and within project boundaries, in accordance with Scottsdale Revised Code 47-80.

Fire:

14. "Key switch/pre-emption sensor" is required for commercial/Multi-family/Gated communities in accordance with Fire Ord. 4283, 503.6.1. Please update the site plan to note accordingly.
15. Please update the site plan to demonstrate Hydrant spacing, existing and proposed, in accordance with Fire Ord. 4283, 507.5.1.2.
16. Please update the site plan to demonstrate the location of the Fire Department Connection, in accordance with Fire Ord. 4283, 912.
17. Please update the site plan to demonstrate the location of the Fire Riser room, in accordance with DS&PM 6-1.504(1).

Drainage:

18. Please submit two (2) copies of the revised Drainage Report with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

Water and Waste Water:

19. Please submit three (3) copies of the revised Water and Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

Citizen Review:

20. If additional outreach has been conducted since the original submittal, please provide an updated Citizen Involvement Report.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

21. Per Section 2-1.309 of the Design Standards & Policies Manual, 1 Refuse enclosure is required for every 20,000 square feet of enclosed building. Based on a proposed 70,000-

square-foot building, 3 refuse enclosures are required to service project. Please update plan accordingly or alternatively provide information for a compactor:

- a. Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy + site location of compactors, if proposed, please provide the following on a refuse plan, compactor:
 - (1) Type
 - (2) Capacity - State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units with no recycling or 2 enclosures for every 30 units with recycling. Although recycling is not a requirement, it has been determined to be an amenity city residents are looking for in this type of development.
 - (3) Location
 - (4) Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.
- b. Provide a refuse compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.
- c. Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45 feet, and vehicle length of 40 feet.

22. Although not a requirement, recycling is an amenity found to be desired by Scottsdale residents. Please clarify whether recycling containers be provided for this project.

Circulation:

23. Please adjust the configuration of the trash enclosures to avoid sight distance conflicts with vehicles exiting the parking garage. The enclosures should be located so the walls do not extend beyond the face of the garage entrance.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.

In an effort to get this Zoning District Map Amendment request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at bcluff@ScottsdaleAZ.gov.

Sincerely,

Bryan Cluff
Senior Planner

cc:

ATTACHMENT A
Resubmittal Checklist

Case Number: **2-ZN-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project

☒ Context Aerial with the proposed Site Plan superimposed

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Site Plan:

8 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Elevations:

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Perspective(s):

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Streetscape Elevation(s):

Color 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Landscape Plan:

Color 24" x 36" 11" x 17" 8 ½" x 11"
B/W 1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

☒ Floor Plan(s):

1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

- ☒ 2 copies of Revised Drainage Report:
- ☒ 3 copies of Revised Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



1ST REVIEW RESPONSE LETTER

May 10, 2019

Bryan Cluff
Senior Planner
City of Scottsdale

**RE: 75 on 2nd
2-ZN-2019**

This is a letter provides a summary response addressing the comments/corrections identified in the 1st Review Comments dated April 3, 2019.

General Plan:

1. Design has been revised to include a strong base component, by providing integrally colored stacked bond masonry walls around the parking garages, accented with protruding shadow blocks. This creates a sculptural base for the building with interesting shadow patterns, both day and night. Additionally, undulating seat walls have been added along both street frontages to further engage the pedestrian realm.
2. Goal/bullet and response added to narrative
3. Narrative updated
4. Narrative updated to include most of the Goals/bullets noted. Few were omitted, as they seemed not applicable to this project either by definition or inclusion.
5. Narrative updated to include most of the Goals/policies noted. Few were omitted, as they seemed not applicable to this project either by definition or inclusion.

Zoning:

6. Sheet A1.2 Site Plan Worksheet added confirming compliance
7. Sheet A1.2 Site Plan Worksheet added confirming compliance
8. Sheet A3.3 Elevation Worksheet added confirming compliance
9. Sheet A3.3 Elevation Worksheet added confirming compliance
10. Pool barrier moved back to 16' minimum setback per email discussion
11. This was already reflected on site plan – Existing and new ROW dimensions added to site plan
12. Existing and new ROW dimensions added to site plan

Engineering:

13. General Note added

Fire:

14. This is not a 'Gated' community. Parking garage is inside building with sectional overhead doors. No pre-emption sensor required. Key-switch and/or key-boxes will be provided as required.
15. Existing compliant hydrant spacing shown
16. FDC noted at NWC of building
17. Fire riser location noted in NEC of building

Drainage:

18. Provided

Water and Waste Water:

19. Provided

Citizen Review:

20. Project team met with owner/resident of adjacent property to the East, who requested we leave the East exterior wall of the existing office building in place, as it is covered with vines, from their side of the property, and provides good privacy for their courtyard. We've revised our plan to accommodate.

Site Design:

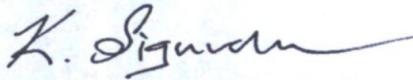
21. N/A - This is a Multi-Family, not a 'Commercial' building.
1 enclosure is required for every 20 units, per Table 2-1.311.B. of the Design Standards & Policies Manual. 2 enclosures are provided for 39 units.
22. Recycling containers will not be provided. We have found that on smaller rental projects without valley trash service, too many tenants tend not to comply with trash/recycle separation causing all kinds of collection issues.

Circulation:

23. Not feasible to adjust – Concave mirrors will be provided at the two doors left of the trash enclosures, as agreed to in our review meeting.

Additionally, sheets have been revised to increase font size for all text and dimensions on all plans and notes.

Sincerely,



Kristjan Sigurdsson, Principal
K&I Homes, LLC

ATTACHMENT A
Resubmittal Checklist

Case Number: **2-ZN-2019**

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1 24" x 36" 1 11" x 17" 1 8 ½" x 11"

2-ZN-2019
05/10/2019

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- ☒ 3 copies of Revised Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.